

STUDENT HOUSING

Campus Standards are not applied to Student Housing projects where the following preferences apply:

1. Doors and Door Hardware:
 - a. Entry Doors: C-CURE card access system.
 - b. Local prop open alarms placed on all exit doors.
 - c. Student Room Doors: Onity card access lever sets, brushed chrome.
 - d. Other Doors (storage rooms, etc): Best Lock Lever sets with University-standard Best cylinders.
 - e. Trash Room Doors: Motorized rollup (if appropriate), key switch operated, Best Lock cylinder, fuse link to close door in case of fire.

2. Telecommunications (basics of ResNet):
 - a. Housing is a client of UC Davis Communication Resources. Student Housing buildings are connected to the NOC (network Operations Center). All components and configurations need to be compatible with the campus network.
 - b. The typical two person occupancy student room is equipped with two 100Mbps Category 5e outlets, one RJ-11 voice outlets, and a coaxial cable TV connection. TV signals for students are generated at the Housing Media Resource Center, sent digitally to the NOC, and distributed via fiber to residence halls and other Student Housing buildings. The signal is reconverted to analog and distributed within buildings via coaxial cable. This is the "ResNet" model.

3. Security Systems:
 - a. Certain lobbies and other public spaces are equipped with video cameras. There is no monitoring of cameras, no cameras are present in private spaces and no cameras are concealed from view. Images are stored locally on-site and with images being downloaded when needed.
 - b. All exterior entry doors are equipped with prop alarms that sound locally.

4. Electric Power:
 - a. All new buildings are served by the Campus 12 kV distribution system. Looped feeders and redundancy are desirable in new installations. Pad-mounted transformers are standard if they can be located in a non-public area.
 - b. Every Housing building is individually metered at the transformer.
 - c. When and where appropriate, consideration may be given to the addition of photovoltaic generation systems in new projects.
 - d. Each student room should be served by the equivalent of two 20 amp circuits per room. Outlet locations are determined by expected furniture layout.

APPENDIX B

Student Housing

5. Interior Finishes:
 - a. Walls: 5/8" minimum thickness drywall.
 - b. Ceilings: 5/8" drywall preferred at non-access locations. T-bar locking clips at access ceilings.
 - c. Student room floors should be durable and allow for ease of cleaning. Student Housing will give direction regarding the use of carpet versus linoleum (or other hard surface). When carpet is used, it is often preferred to use carpet tiles thus allowing for easy replacement.
 - d. Bathrooms: floors, walls, partitions should all be durable and easy to clean, (i.e. FRP, solid plastic, tile, plastic lockers, etc.).
 - e. Custodial closets: High-impact plastic wall finish over 5/8" drywall.

6. Lighting fixtures and lighting levels:
 - a. Student Rooms: Two ceiling mounted fixtures, double-switched, 50 FC max level; Surface-mounted, low-profile, electronic ballasts, T-8 or T-5 lamps.
 - b. Public Areas: Fluorescent, surface mounted or pendant. Impact & vandal resistant.
 - c. Exterior lighting: Plaza areas: Pole mounted, Metal Halide, Lumec CAND-2. Parking and pathway areas: Square cutoff, HPS, 12' pole, bronze finish.

7. Windows:
 - a. Student Rooms: aluminum frame with thermal break, double-glazed, operable required by Code for exiting; Slider, single-hung or casement; Low-E glazing 3 exposures; sunshades required 3 exposures.
 - b. Other areas: Aluminum frame, double glazed, Low E glass; Shading optional.
 - c. Security screens may be preferred on designated first floor windows.

8. HVAC Controls:
 - a. Degree of automation and controllability: Preference for Siemens Campus Standard controls on all primary systems and any other interface with campus utilities.
 - b. Two-pipe distribution system for manual switchover by Housing staff;
 - c. Student rooms have individual or grouped fan coils, individual room controls.